



PLANNING COMMISSION

MEETING

Agenda

Christine S. Caldwell, Commissioner
Jeffrey Johnson, Commissioner
Jaylene Marotte, Commissioner
Serge Mayer, Commissioner
Brian Staton, Commissioner

Robin Aspinall, Chair
Thomas Grahn, Vice Chair

Robert D. Dalquest, Development Services Director
Albert Maldonado, Deputy City Attorney

Wednesday, May 24, 2023

6:30 p.m.

City Council Chamber

City Hall, 460 N. Euclid Avenue

Residents may observe the Planning Commission meetings remotely via [livestream](#) on the City website, Spectrum Cable TV Channel 3, or Frontier Cable TV Channel 26.

1. **CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Approve the Regular Meeting Minutes of April 26, 2023. (Staff Person: Jamie Davidson)

5. **COUNCIL ACTIONS**

Presentation of City Council actions from the Regular Meetings of May 8, 2023, and May 22, 2023. (Staff Person: Robert D. Dalquest)

6. **FUTURE AGENDA ITEMS**

Presentation of future Planning Commission agenda items. (Staff Person: Lorelee Farris)

7. **ORAL COMMUNICATIONS**

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from acting on items not listed on the agenda.

Individuals who demonstrate disruptive conduct during City Council meetings that prevent the City Council from conducting its meeting in an orderly manner are guilty of a misdemeanor as stated in PC403, disrupting a public meeting, and are subject to removal from the chamber or arrest.

8. **PUBLIC HEARINGS**

8.a **CONDITIONAL USE PERMIT NO. 22-0005 (CUP-22-0005)**

Project Description: Consideration of Conditional Use Permit No. 22-0005 (CUP-22-0005) to rebuild 36 apartment units within an existing legally non-conforming 54-unit apartment complex, damaged by fire less than 50% of its current market value located in the Residential Multi-Family Low (RM-2) Zone at 968 W. 7th Street (APN: 1008-251-04).

CEQA Determination: This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Existing Facilities, Class 1 (d), of the CEQA Guidelines, for the restoration of damaged structures.

Applicant: A& J Global Investment (Upland) LP, 968 W. 7th Street Upland, CA 91786

Staff Planner: Lorelee Farris, Planning Manager

Appeal Period: The Planning Commission's decision is final. An appeal period to contest this decision is from May 25, 2023 to June 5, 2023.

9. **BUSINESS ITEMS**

10. **PLANNING COMMISSION COMMENTS**

11. **ADJOURNMENT**

The next regularly scheduled Planning Commission meeting is Wednesday, June 28, 2023.

NOTE: All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection prior to the meeting at 460 North Euclid Avenue during normal business hours.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 909-931-4120. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

On May 18, 2023 a true and correct copy of this agenda was posted on the bulletin boards at 450 N. Euclid Avenue (Upland Public Library) and 460 N. Euclid Avenue (Upland City Hall) and the City website at www.uplandca.gov